Item C-17 1 of 4

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0161.0A

P.C. DATE: August 13, 2019

SUBDIVISION NAME: Resubdivision of Lot 7 Block G North Gate Addition

(Graham Schmergel)

AREA: 0.559 acres

LOT(S): 4

OWNER/APPLICANT: 1211 Taulbee

AGENT: Stantec Consulting Services

(Juan Martinez, P.E.)

ADDRESS OF SUBDIVISION: 1211 Taulbee Lane

WATERSHED: Waller Creek

COUNTY: Travis

EXISTING ZONING: SF-3-NP

JURISDICTION: Full

NEIGHBORHOOD PLAN: Crestview

PROPOSED LAND USE: Residential

VARIANCES: none

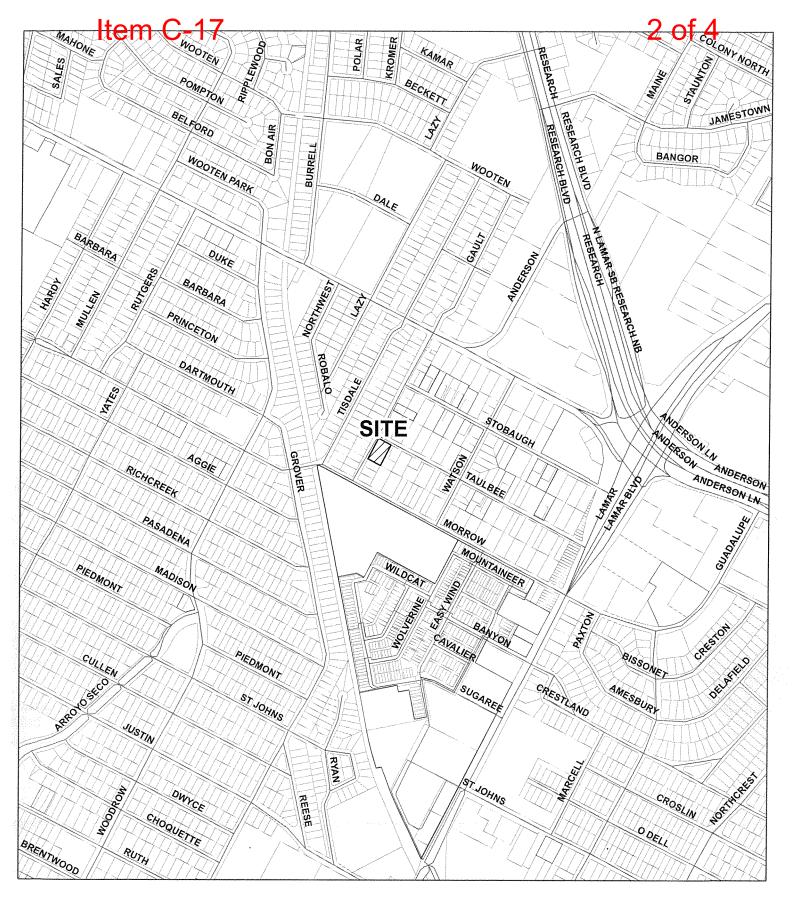
<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 7 Block G North Gate Addition composed of four lots on 0.559 acres. The applicant proposes to resubdivide an existing lot into a four lot subdivision for residential use.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plat meets applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

Email address: cesar.zavala@austintexas.gov





CASE#: C8-2018-0161.0A ADDRESS: 1211 TAULBEE LANE

PROJECT: RESUBDIVISION OF LOT 7 BLOCK G

NORTH GATE ADDITION

CASE MANAGER: CESAR ZAVALA

STRATION NO. 106158
SNSULTING SERVICES, INC
CH STREET, SLATE 300
(AS 78723

SURVEYOR'S CERTIFICATION:

I, JOHN I, BUNOSK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PROCEEDED HIS DEPOSITION OF THE STATE OF TEXAS TO PROCEEDED HIS DEPOSITION OF THE STATE OCCUPIES WITH THE 2-2 OF THE MOST OCCUPIES OF A SAMENDED HIS PASSES OF THE MOST OF THE PROCEED HIS DEPOSITION OF TH

1/3///9

JOHN T. BILNOSKI



NO. LENGTH RADIUS DELTA CHORD BEARWI CI 23.68' 15.00' 90'29'30" N72'34'39"E 16 ũ \$62'10'36"E N62'31'56"W N27'16'10"E 562"10"36"E N27'16'10"E 49.88' N27'19'54"E 200.02' BEARING CURVE TABLE N6270"36"W LINE TABLE DISTANC 121.71 121.71 49.94

CHORD BEARING CHORD LENGTH

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

STATE OF TEXAS

THAT 1211 JAUJUSE LLD, REPRESINTED BY CRAHAM SCHMERGEL MANAGING MEMBER, OWNER OF THAT CERTAIN GLOSS ACRE. TRACENDE SHAPE OF THE COTTO OF ALISTIN, TRACE COMITY LAND GUT OF THE GEORGE W. SELVER LECKLES, SHAPE OF MEMBER LOT 7, BLOCK 'G' NORTH AGAIT ADDITION, M SUBDIVISION OF RECENTS AND COLOR 3 DATENAS, BROWN, TEXAS, STAND LOT 7 CONNECTED TO TAULISE LLD BY DEED OF RECORD TO TRACE CORNECTED OF TRAVES COMITY, TEXAS, STAND LOT YOUNG THE APPROAD TO THE RESIDENSIAND FROM THE APPROAD TO THE RESIDENSIAND FROM THE APPROAD TO THE ATTRACE OF THE ATTRACE

BY Medica delicated 1211 TAMBEE LLC.
DATE TO REMAIN SCHUTTERL, MANAGING MEMBER AUSTIN, TX 78757 7/31/19

4

COUNTY OF TRAVIS § STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, TWO NO. THE PERSON WHOSE MAKE IS SUBSCRIBED TO ACHNOMEDICED TO ME THAT FORECOME INSTRUMENT THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED AND INTERPRESSED THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE Graham Schmerzel THE FOREGOING INSTRUMENT AND HAS THE PURPOSES STATED. DAY OF

2019 A.D. MY COMMISSION EXPIRES

THE OWNERSESCOPE OF THIS SUBDIVISORY.OF SHALL FROMDE AUSTIN ENERGY WITH ANY EASTLENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE METATAGE OF THE SHEARDARD TO PROBE CONTROL TO THE BELLEDING. AND INVESTIGATION OF THE SHEARDARD AND DESTRUCTION OF THE SHEARDARD AND DESTRUCTION OF THE SHEARDARD AND THE SHEARD AND THE SHEARDARD AND THE SHE

THE CONSER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVECTATION AND TREE PROTECTION FOR

10. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE

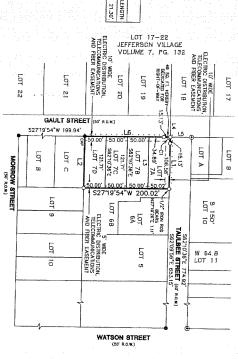
NO BULDWAG, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRANS COUNTY.

14. PROPERTY CHWER SHALL PROVIDE FOR ACCESS TO DRANAGE EASEMDITS AS MAY BE NECESSARY AND SHALL NOT PROVIDIT ACCESS
BY GOVERNMENTAL AUTHORITIES.

A FEE-IN-LIEU OF PARKUAID DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 7 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION MATOVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BEFORETH THE

RESUBDIVISION OF LOT 7 BLOCK "G" NORTH GATE ADDITION



GENERAL NOTES:

- NO LOT SHALL BE OCCUPED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND MASTEMATER UTILITY SYSTEMS SERVING THE SUBPLACEN WIST HE IN ACCORDANCE WITH THE CITY OF AUSTIN MASTEMATER CHASTRACTER WITH THE CITY OF AUSTINA MASTEMATER CHASTRACTER AND MASTEMATER CHASTRACTER AND MASTEMATER CHASTRACTER AND MASTEMATER CHASTRACTER AND THE DESCRIPTION OF THE CITY OF AUSTINA HERE AND MASTEMATER CHASTRACTER AND THE CITY OF AUSTINA HERE AND THE AUSTINA HERE AUSTINA HERE AND THE AUSTINA HERE AND THE AUSTINA HERE AUSTINA HERE AND THE AUSTINA HERE AUSTINA HERE AUSTINA HERE AUSTINA HERE AND THE AUSTINA HERE AUSTINA HERE AUSTINA HERE AUSTINA HERE AUSTINA HERE AUSTINA HERE AUSTINA HER
- ALL STREETS, DRAWAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SECUNDON, DEALMAGE PLAIS MILL IS DEMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAMPFUL RAIL-DE ONLINE TO THE MODIFIED OF RESERVED, AT THE WORKER OF THE TOWNING OF OR HETHER APPROVED US ALL PROPOSED CONSTRUCTION OF STE ALLERATION ON LOT(S) 7%—TO BLOCK(S) "O" REQUIRES JAPROVIL OF A SEPJAÇIE" DEFINED, AND THE MODIFIED OF THE MODIFIE
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
- THE COMMET OF THIS SUBDIVERY, AND HIS OF HER SUCCESSORS AND ASSIGNS, ASSIGNES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVERYING MACHEMETS WHICH COMPLY WITH APPLICABLE COURS AND REQUIRED. THE CITY OF AUSTIN, THE COMPLY AND ANACHMENESSES THAT PLAT WANTON OR REPLATING MAY BE REQUIRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT HIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIRED.ATT.
- AUSIN ERROY HAS THE ROAT TO RUBE AND/OR BRADE TREES, SHABBERY AND OTHER OBSTRUCTIONS TO THE EXTENT EXCENSIVED FOR THE CATE AND CARE AUSTRAL ROBERY WAS PERFORM ALL TIRES WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTRAL AND CONTROLLED HEADY OF THE CITY OF AUSTRAL AND CONTROLLED FOR THE CITY OF AUSTRUCT OF AUSTRAL AND CONTROLLED FOR THE CITY OF AUSTRUCT OF AUSTRAL AND CONTROLLED FOR THE CITY OF AUSTRUCT OF AUSTRU

I, JAMA P. MARTNEZ, AM, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE. THE PROFESSION OF ENGINEERING, AND HERBY CERTIFY THAT THIS PLAT IS FEASURE FROM SENDING OF THE MONETEMEN GRAFTED PROPROSE OF THESE 2V OF THE AUSTREAM CASTRE CODE OF 1999, AS AMENOED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLDGG.

NO PORTRU OF THE SUBJECT PROPERTY IS LOCATED WHIM THE BOUNDARIES OF THE 100 YEAR TOLODELMI, AS DEPTHEED BY THE FEDERAL EMERGENCY MANAGEMENT ACENCY, FEBERAL INSURANCE ADMINISTRATION, SORMY ON MAP NO, JAMSSTOAMS, DATED JANUARY 6, 2016 FOR TRANS COUNTY, TEXAS AND INCORPORATED AREAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. FLOOD PLAIN NOTE:

BURY MOUNT

THIS DI DAY OF THUMBER

ENGINEER'S CERTIFICATION:

- ALL DRAWAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY DINKER OR
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, KORTH GATE ADDITION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- PUBLIC SINGHAUS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SYGIM, BY A DOTTEN LINE ON THE FOLKT OWN THE FAULT CAULT STREET AND THALBEE UN. THESE SURPAILS SET SURPAILS SET STREAMS TO THE LOT BEING OCCUPIND. FALLINE TO CONTROLLED THE MEDICAN MAY RESULT IN THE WITHOUTHOUGH OF CETHINCATES OF OCCUPANCY, BULDING FEBRUITS, OR UTILITY CONFECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC # RECORDS OF TRANS COUNTY, TEXAS. SERRIMER AND THE CITY OF AUSTH, DATES WEEDED TO SERVE THE SUBBOODER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACULIES WEEDED TO SERVE THE OWN THINN THE SUBBOOSED. IT PREPAYS HE THAN SEE THAT AGREEMENT ON THE CONSTRUCTION AGREEMENT FETTANNIO IN THE OFFICIAL PUBLIC
- EACH LOT WITHIN THIS SUBDIMISON SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER WETERS AND THER RESPECTIVE FRINATE WHER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT ORDESS LOT LINES.

LEGEND

- 1/2" IRON ROD WITH "B G SURVEYING"
 1/2" IRON ROD FOUND
 (UNLESS OTHERWISE NOTED) CAP FOUND
- 1/2" IRON ROD WITH STANTED CAP SET
- 0 0 1" IRON PIPE FOUND
- SIDEWALK

49 SQ FT	0.001 ACRES	R.O.W.
6086 SQ FT	0.140 ACRES	70
6086 SQ FT	0.140 ACRES	70
6086 SQ FT	0.140 ACRES	78
6038 SQ FT	0.139 ACRES	7,4
SQ. FT.	ACRES	LOT #
A	LO! AREA	

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF

TOTAL 0.559 ACRES 24345 SQ FT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRANS, THIS CITY CERTIFICATIONS: AUSTIN ON THIS THE

DAY OF

DAY OF

FAYEZ KAZI, CHAIR

AUSTIN, TEXAS, ON THIS, THE

DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF

YVETTE FLORES, SECRETARY

STATE OF TEXAS &

COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING ENSTRUMENT OF WRITING AND ITS CERTIFICATE OF ANTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

SH No _M., AND DULY RECORDED ON THE "M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT #DAY OF

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WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

DEPUTY DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY,

BLOCK "G" NORTH GATE ADDITION RESUBDIVISION OF LOT 7

BY:

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

HS H FILED FOR RECORD AT

DAY OF

2019 A.D.

D'CLOCK __.M.

SUBMITTAL DATE: SEPTEMBER A 4 LOT SUBDIVISION CONSISTING OF 0.559 ACRES 24, 2018

aved by: JIB Project No.

222011361 FILE: v:\222



Stantec
1905 Aldrich Street, Suite 300

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JOHN Y BLINDSKI, R.P.L.S.
IEXAS PRESISTRATION NO. 4998
STANFEC ORNSULTING SERVICES, IN
1805 ALDRIGH STREET, SUITE 300
AUSTIN, TEXAS 78723

Case Number: C8- Contact: Cesar Za	vala, 512-974-3404 or	
Public Hearing: Au	ezvanipour; (512) 974-3 igust 13, 2019, Planning	124 Commission
Your Name (please prin	Jones	☐ I am in favor ☑ I object
7601 Gay Your address(es) affected	olt St. 7	8757
Tourd	Signature 512-407-879	7, 39,19 Date
Comments: add will be go	itional tre	affec that
tremen dou	nstruction.	Twell be